



This document describes Nevada Affordable Housing Assistance Corporation's (NAHAC) Hardest-Hit Fund (HHF) data that NAHAC is required to provide to Bank of New York Mellon. It includes quarterly borrower characteristic data and program specific performance data. All NAHAC HHF data submitted to Bank of New York Mellon must be accurate, complete, and in agreement with retained NAHAC records. Data should be reported by NAHAC, the State of Nevada's Eligible Entity, by the 15th of the month following the quarter.

### **Overview**

**Principal Reduction Program:** 1st mortgage balances have been reduced by over \$1.7 million dollars.

**2nd Lien Relief Program:** Over \$2.4 million dollars of 2nd mortgages have been extinguished by NV HHF & Banks.

**Mortgage Assistance Program:** Nevada tripled the mortgage assistance commitments in the 3rd quarter.

### **Revised Report**

During a review of NAHAC records, it was observed that several clients were not notated as participating in multiple programs. This report was updated and posted December 21, 2011.

See the footnotes on the individual programs for revisions.

**Template Version Date: August 2011**

Nevada			
HFA Performance Data Reporting- Borrower Characteristics			
		QTD	Cumulative
<b>Unique Borrower Count <sup>1</sup></b>			
	Number of Unique Borrowers Receiving Assistance	333	448
	Number of Unique Borrowers Denied Assistance	124	323
	Number of Unique Borrowers Withdrawn from Program	85	176
	Number of Unique Borrowers in Process	240	N/A
	Total Number of Unique Borrower Applicants	782	1187
<b>Borrower Income (\$)</b>			
	Above \$90,000	1%	1%
	\$70,000- \$89,000	3%	3%
	\$50,000- \$69,000	14%	11%
	Below \$50,000	82%	85%
<b>Borrower Income as Percent of Area Median Income (AMI)</b>			
	Above 120%	2%	1%
	110%- 119%	0%	0%
	100%- 109%	1%	1%
	90%- 99%	6%	4%
	80%- 89%	2%	3%
	Below 80%	89%	91%
<b>Geographic Breakdown (by county)</b>			
	Carson City	8	9
	Churchill	5	7
	Clark	207	280
	Douglas	6	6
	Elko	0	0
	Esmeralda	0	0
	Eureka	0	0
	Humboldt	0	0
	Lander	1	1
	Lincoln	0	0
	Lyon	15	19
	Mineral	0	0
	Nye	3	3
	Pershing	0	0
	Storey	0	0
	Washoe	88	123
	White Pine	0	0
<b>Home Mortgage Disclosure Act (HMDA)</b>			
	<b>Borrower</b>		
	<b>Race</b>		
	American Indian or Alaskan Native	2	3
	Asian	15	18
	Black or African American	31	39
	Native Hawaiian or other Pacific Islander	3	3
	White	204	283
	Information Not Provided by Borrower	78	102
	<b>Ethnicity</b>		
	Hispanic or Latino	51	68
	Not Hispanic or Latino	254	339
	Information Not Provided by Borrower	28	41
	<b>Sex</b>		
	Male	163	236
	Female	160	200
	Information Not Provided by Borrower	10	12

Nevada			
HFA Performance Data Reporting- Borrower Characteristics			
		QTD	Cumulative
	<b>Co-Borrower</b>		
	<b>Race</b>		
	American Indian or Alaskan Native	1	1
	Asian	10	11
	Black or African American	6	6
	Native Hawaiian or other Pacific Islander	0	1
	White	78	112
	Information Not Provided by Borrower	60	79
	<b>Ethnicity</b>		
	Hispanic or Latino	23	29
	Not Hispanic or Latino	95	133
	Information Not Provided by Borrower	37	48
	<b>Sex</b>		
	Male	63	73
	Female	84	128
	Information Not Provided by Borrower	8	9
<b>Hardship</b>			
	Unemployment	211	259
	Underemployment	92	155
	Divorce	5	6
	Medical Condition	8	8
	Death	2	2
	Other	15	18
<b>Current Loan to Value Ratio (LTV)</b>			
	<100%	19%	19%
	100%-109%	4%	4%
	110%-120%	9%	8%
	>120%	68%	69%
<b>Current Combined Loan to Value Ratio (CLTV)</b>			
	<100%	13%	13%
	100%-119%	11%	11%
	120%-139%	12%	12%
	140%-159%	12%	12%
	>=160%	52%	52%
<b>Delinquency Status (%)</b>			
	Current	62%	60%
	30+	4%	5%
	60+	2%	2%
	90+	32%	33%
<b>Household Size</b>			
	1	91	128
	2	114	151
	3	46	57
	4	44	61
	5+	38	51

1. Cumulative Borrowers Receiving Assistance increased by 9 to reflect Q2 cumulative amount.

QTD & Cumulative Unique Applicants lowered from 809 & 1201 to reflect clients applying to multiple programs.

Nevada			
HHF Performance Data Reporting- Program Performance Principal Reduction Program			
Overview Amount committed by NV HHF Amount committed by Servicers (Banks) Total 1st Mortgage Reduction  Nevada continues to leverage HHF funds to reduce 1st mortgage balances: Currently for every \$1 contributed by NV HHF, there is a total of \$4.87 in mortgage reduction.	QTD	Cumulative	
	75,000	350,000	
	332,169	1,353,992	
	407,169	1,703,992	
Program Intake/Evaluation			
	Approved		
	Number of Applications Approved	3	14
	% of Total Number of Applications	8%	25%
	Denied		
	Number of Applications Denied	9	17
	% of Total Number of Applications	25%	30%
	Withdrawn		
	Number of Applications Withdrawn	0	0
	% of Total Number of Applications	0%	0%
	In Process		
	Number of Applications In Process	24	N/A
	% of Total Number of Applications	67%	N/A
	Total		
Total Number of Applications Received	36	55	
Number of Borrowers Participating in Other HFA HHF Programs or Program Components	0	0	
Program Characteristics			
General Characteristics			
	Median 1st Lien Housing Payment Before Assistance	1685	1730
	Median 1st Lien Housing Payment After Assistance	993	949
	Median 2nd Lien Housing Payment Before Assistance	0	0
	Median 2nd Lien Housing Payment After Assistance	0	0
	Median 1st Lien UPB Before Program Entry	338114	329324
	Median 1st Lien UPB After Program Entry	222354	208098
	Median 2nd Lien UPB Before Program Entry	0	0
	Median 2nd Lien UPB After Program Entry	0	0
	Median Principal Forgiveness <sup>1</sup>	139965	138913
	Median Length of Time Borrower Receives Assistance	N/A	N/A
	Median Assistance Amount	25000	25000
Assistance Characteristics			
	Assistance Provided to Date <sup>3</sup>	75000	350000
	Total Lender/Servicer Assistance Amount	332169	1353992
	Borrowers Receiving Lender/Servicer Match (%)	100%	100%
	Median Lender/Servicer Assistance per Borrower	114965	113913
Other Characteristics			
	Median Length of Time from Initial Request to Assistance Granted	6	6
	Current		
	Number	0	0
	%	0%	0%
	Delinquent (30+)		
	Number	0	0
	%	0%	0%
	Delinquent (60+)		
	Number	0	1
	%	0%	7%

Nevada			
HHF Performance Data Reporting- Program Performance Principal Reduction Program			
		QTD	Cumulative
	<i>Delinquent (90+)</i>		
	Number	3	13
	%	100%	93%
<b>Program Outcomes</b>			
	Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)	0	0
<b>Alternative Outcomes</b>			
	<i>Foreclosure Sale</i>		
	Number	0	0
	%	0%	0%
	<i>Cancelled</i>		
	Number	0	0
	%	0%	0%
	<i>Deed in Lieu</i>		
	Number	0	0
	%	0%	0%
	<i>Short Sale</i>		
	Number	0	0
	%	0%	0%
<b>Program Completion/ Transition</b>			
	<i>Loan Modification Program</i>		
	Number	0	0
	%	0%	0%
	<i>Re-employed/ Regain Appropriate Employment Level</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Reinstatement/Current/Payoff</i>		
	Number	0	0
	%	0%	0%
	<i>Short Sale</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Deed in Lieu</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Other - Borrower Still Owns Home</i>		
	Number	0	0
	%	0%	0%
<b>Homeownership Retention<sup>2</sup></b>			
	Six Months Number	N/A	0
	Six Months %	N/A	0
	Twelve Months Number	N/A	0
	Twelve Months %	N/A	0
	Unreachable Number	N/A	0
	Unreachable %	N/A	0
2. Borrower still owns home 3. Includes commitments to be paid in 3 installments over 3 years. Please note that percentages for the cumulative column of the <i>Program Intake/Evaluation</i> section will not sum to 100%, as they exclude the in process applications			

Nevada		
HHF Performance Data Reporting- Program Performance Second Mortgage Reduction Program		
Overview Amount committed by NV HHF Amount committed by Servicers (Banks) Total 2nd Mortgage Elimination  For every \$1 contributed by NV HHF, there is a total of \$2.35 in 2nd mortgage elimination.	QTD	Cumulative
	780,429	1,053,335
	1,352,566	1,423,076
	2,132,995	2,476,411
Program Intake/Evaluation		
	<i>Approved</i>	
	Number of Applications Approved	72 98
	% of Total Number of Applications	29% 32%
	<i>Denied</i>	
	Number of Applications Denied	43 81
	% of Total Number of Applications	19% 26%
	<i>Withdrawn</i>	
	Number of Applications Withdrawn	3 7
	% of Total Number of Applications	1% 2%
	<i>In Process</i>	
	Number of Applications In Process	125 N/A
	% of Total Number of Applications	51% N/A
	<i>Total</i>	
	Total Number of Applications Received	243 311
	Number of Borrowers Participating in Other HFA HHF Programs or Program Components <sup>4</sup>	31 72
Program Characteristics		
General Characteristics		
	Median 1st Lien Housing Payment Before Assistance	1280 1284
	Median 1st Lien Housing Payment After Assistance	N/A N/A
	Median 2nd Lien Housing Payment Before Assistance	93 89
	Median 2nd Lien Housing Payment After Assistance	0 0
	Median 1st Lien UPB Before Program Entry	187571 180121
	Median 1st Lien UPB After Program Entry	N/A N/A
	Median 2nd Lien UPB Before Program Entry	11645 10262
	Median 2nd Lien UPB After Program Entry	0 0
	Median Principal Forgiveness <sup>1</sup>	9740 9632
	Median Length of time Borrower Receives Assistance	1 1
	Median Assistance Amount	9740 9632
Assistance Characteristics		
	Assistance Provided to Date	780429 1053417
	Total Lender/Servicer Assistance Amount	1352566 1423076
	Borrowers Receiving Lender/Servicer Match (%)	43% 34%
	Median Lender/Servicer Assistance per Borrower	43139 40482
Other Characteristics		
	Median Length of Time from Initial Request to Assistance Granted	37 38
	<i>Current</i>	
	Number	44 61
	%	61% 62%
	<i>Delinquent (30+)</i>	
	Number	1 2
	%	1% 1%
	<i>Delinquent (60+)</i>	
	Number	7 9
	%	10% 9%
	<i>Delinquent (90+)</i>	
	Number	20 26
	%	28% 28%

Nevada			
HHF Performance Data Reporting- Program Performance Second Mortgage Reduction Program			
		QTD	Cumulative
<b>Program Outcomes</b>			
	Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)	72	98
<b>Alternative Outcomes</b>			
	<i>Foreclosure Sale</i>		
	Number	0	0
	%	0%	0%
	<i>Cancelled</i>		
	Number	0	0
	%	0%	0%
	<i>Deed in Lieu</i>		
	Number	0	0
	%	0%	0%
	<i>Short Sale</i>		
	Number	8	13
	%	11%	13%
<b>Program Completion/ Transition</b>			
	<i>Loan Modification Program</i>		
	Number	0	0
	%	0%	0%
	<i>Re-employed/ Regain Appropriate Employment Level</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Reinstatement/Current/Payoff</i>		
	Number	64	85
	%	89%	87%
	<i>Short Sale</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Deed in Lieu</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Other - Borrower Still Owns Home</i>		
	Number	0	0
	%	0%	0%
<b>Homeownership Retention<sup>2</sup></b>			
	Six Months Number	N/A	0
	Six Months %	N/A	0
	Twelve Months Number	N/A	0
	Twelve Months %	N/A	0
	Unreachable Number	N/A	0
	Unreachable %	N/A	0

2. Borrower still owns home

4. Cumulative increased by 39 to reflect Q2 adjustment.

Please note that percentages for the cumulative column of the *Program Intake/Evaluation* section will not sum to 100%, as they exclude the in process applications

Nevada			
HFA Performance Data Reporting- Program Performance Short Sale Acceleration Program			
		QTD	Cumulative
<b>Program Intake/Evaluation <sup>5</sup></b>			
	<i>Approved</i>		
	Number of Applications Approved	7	8
	% of Total Number of Applications	28%	31%
	<i>Denied</i>		
	Number of Applications Denied	3	3
	% of Total Number of Applications	12%	12%
	<i>Withdrawn</i>		
	Number of Applications Withdrawn	0	0
	% of Total Number of Applications	0%	0%
	<i>In Process</i>		
	Number of Applications In Process	15	N/A
	% of Total Number of Applications	60%	N/A
	<i>Total</i>		
	Total Number of Applications Received	25	26
	Number of Borrowers Participating in Other HFA HHF Programs or Program Components	11	13
<b>Program Characteristics</b>			
<b>General Characteristics</b>			
	Median 1st Lien Housing Payment Before Assistance	1377	1330
	Median 1st Lien Housing Payment After Assistance	N/A	N/A
	Median 2nd Lien Housing Payment Before Assistance	65	64
	Median 2nd Lien Housing Payment After Assistance	N/A	N/A
	Median 1st Lien UPB Before Program Entry	179208	180709
	Median 1st Lien UPB After Program Entry	N/A	N/A
	Median 2nd Lien UPB Before Program Entry	9209	5909
	Median 2nd Lien UPB After Program Entry	N/A	N/A
	Median Principal Forgiveness <sup>1</sup>	N/A	N/A
	Median Length of Time Borrower Receives Assistance	N/A	N/A
	Median Assistance Amount	2040	2250
<b>Assistance Characteristics</b>			
	Assistance Provided to Date	16004	18578
	Total Lender/Servicer Assistance Amount	N/A	N/A
	Borrowers Receiving Lender/Servicer Match (%)	N/A	N/A
	Median Lender/Servicer Assistance per Borrower	N/A	N/A
<b>Other Characteristics</b>			
	Median Length of Time from Initial Request to Assistance Granted	30	34
	<i>Current</i>		
	Number	0	0
	%	0%	0%
	<i>Delinquent (30+)</i>		
	Number	0	0
	%	0%	0%
	<i>Delinquent (60+)</i>		
	Number	2	2
	%	29%	25%
	<i>Delinquent (90+)</i>		
	Number	5	6
	%	71%	75%
<b>Program Outcomes</b>			
	Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)	7	8



Nevada			
HFA Performance Data Reporting- Program Performance			
Short Sale Acceleration Program			
Alternative Outcomes			
	<i>Foreclosure Sale</i>		
	Number	0	0
	%	0%	0%
	<i>Cancelled</i>		
	Number	0	0
	%	0%	0%
	<i>Deed in Lieu</i>		
	Number	0	0
	%	0%	0%
	<i>Short Sale</i>		
	Number	0	0
	%	0%	0%
Program Completion/ Transition			
	<i>Loan Modification Program</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Re-employed/ Regain Appropriate Employment Level</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Reinstatement/Current/Payoff</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Short Sale</i>		
	Number	7	8
	%	100%	100%
	<i>Deed in Lieu</i>		
	Number	0	0
	%	0%	0%
	<i>Other - Borrower Still Owns Home</i>		
	Number	N/A	N/A
	%	N/A	N/A
Homeownership Retention <sup>2</sup>			
	Six Months Number	N/A	N/A
	Six Months %	N/A	N/A
	Twelve Months Number	N/A	N/A
	Twelve Months %	N/A	N/A
	Unreachable Number	N/A	N/A
	Unreachable %	N/A	N/A

2. Borrower still owns home

5. Cumulative adjusted to reflect Q3 + YTD totals.

Qtd & Cumulative Borrowers Participating in Other HHF Programs increased by 5 and 8 respectively.

Please note that percentages for the cumulative column of the *Program Intake/Evaluation* section will not sum to 100%, as they exclude the in process applications

Nevada			
HFA Performance Data Reporting- Program Performance Mortgage Assistance Program			
<b>Overview</b> NV HHF Mortgage Assistance Commitments  Nevada is ramping up our Mortgage Assistance - NV HHF tripled outstanding commitments in the 3rd quarter		<b>QTD</b>	<b>Cumulative</b>
		486,619	647,081
<b>Program Intake/Evaluation</b>			
	<i>Approved</i>		
	Number of Applications Approved	257	338
	% of Total Number of Applications	50%	41%
	<i>Denied</i>		
	Number of Applications Denied	70	223
	% of Total Number of Applications	14%	27%
	<i>Withdrawn</i>		
	Number of Applications Withdrawn	83	170
	% of Total Number of Applications	16%	20%
	<i>In Process</i>		
	Number of Applications In Process	101	N/A
	% of Total Number of Applications	20%	N/A
	<i>Total</i>		
	Total Number of Applications Received	511	832
Number of Borrowers Participating in Other HFA HHF Programs or Program Components <sup>6</sup>		22	61
<b>Program Characteristics</b>			
<b>General Characteristics</b>			
	Median 1st Lien Housing Payment Before Assistance	1133	1141
	Median 1st Lien Housing Payment After Assistance	820	824
	Median 2nd Lien Housing Payment Before Assistance	232	236
	Median 2nd Lien Housing Payment After Assistance	N/A	N/A
	Median 1st Lien UPB Before Program Entry	180464	180482
	Median 1st Lien UPB After Program Entry	N/A	N/A
	Median 2nd Lien UPB Before Program Entry	39169	38279
	Median 2nd Lien UPB After Program Entry	N/A	N/A
	Median Principal Forgiveness <sup>1</sup>	N/A	N/A
	Median Length of Time Borrower Receives Assistance	N/A	3
	Median Assistance Amount	1932	2511
<b>Assistance Characteristics</b>			
	Assistance Provided to Date <sup>7</sup>	255603	284851
	Total Lender/Servicer Assistance Amount	N/A	N/A
	Borrowers Receiving Lender/Servicer Match (%)	N/A	N/A
	Median Lender/Servicer Assistance per Borrower	N/A	N/A
<b>Other Characteristics</b>			
	Median Length of Time from Initial Request to Assistance Granted	57	61
	<i>Current</i>		
	Number	201	259
	%	79%	77%
	<i>Delinquent (30+)</i>		
	Number	14	22
	%	5%	6%
	<i>Delinquent (60+)</i>		
	Number	8	9
	%	3%	3%
	<i>Delinquent (90+)</i>		
	Number	34	48
	%	13%	14%
<b>Program Outcomes</b>			
	Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)		
		10	10

Nevada			
HFA Performance Data Reporting- Program Performance			
Mortgage Assistance Program			
		QTD	Cumulative
<b>Alternative Outcomes</b>			
	<i>Foreclosure Sale</i>		
	Number	0	0
	%	0%	0%
	<i>Cancelled</i>		
	Number	7	7
	%	70%	70%
	<i>Deed in Lieu</i>		
	Number	0	0
	%	0%	0%
	<i>Short Sale</i>		
	Number	0	0
	%	0%	0%
<b>Program Completion/ Transition</b>			
	<i>Loan Modification Program</i>		
	Number	0	0
	%	0%	0%
	<i>Re-employed/ Regain Appropriate Employment Level</i>		
	Number	1	1
	%	10%	10%
	<i>Reinstatement/Current/Payoff</i>		
	Number	0	0
	%	0%	0%
	<i>Short Sale</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Deed in Lieu</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Other - Borrower Still Owns Home</i>		
	Number	2	2
	%	20%	20%
<b>Homeownership Retention<sup>2</sup></b>			
	Six Months Number	N/A	1
	Six Months %	N/A	100%
	Twelve Months Number	N/A	0
	Twelve Months %	N/A	0%
	Unreachable Number	N/A	0
	Unreachable %	N/A	0%

2. Borrower still owns home

6. Qtd & Cumulative Borrowers Participating in Other HHF Programs increased by 8.

7. Assistance Provided adjusted from 336,935 to reflect payments made, vs. commitments for future payments.

Please note that percentages for the cumulative column of the *Program Intake/Evaluation* section will not sum to 100%, as they exclude the in process applications